

# BRUNTON

---

## RESIDENTIAL



**JESMOND PARK EAST, HIGH HEATON, NE7**

**£160,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



### TWO BEDROOMS – TOP FLOOR APARTMENT – NO FORWARD CHAIN

Brunton Residential are pleased to offer this well-presented apartment, located in the desirable Jesmond Park East area of Newcastle Upon Tyne.

The property features two well-proportioned bedrooms, a spacious living area filled with natural light, a modern kitchen, and a contemporary bathroom. Situated close to local amenities, parks, and excellent transport links to Newcastle and beyond.







# BRUNTON

---

## RESIDENTIAL

Situated on the top floor of the sought after Dene Court is this **STUNNING** apartment, upon entering the apartment, you are welcomed into the inner hallway with a convenient storage cupboard to the right and wood-effect flooring that continues throughout. From here, you step into an inner hallway, which provides access to two well-proportioned bedrooms—one of which includes built-in wardrobes.

The modern shower room is fitted to a high standard, offering a walk-in shower, washbasin, WC, tiled walls, and tiled flooring.

At the end of the hallway, you'll find a spacious dual-aspect lounge that enjoys excellent natural light. Adjacent to the lounge is a well-equipped kitchen, complete with a range of wall and floor units, integrated appliances including an oven, hob and extractor fan, granite worktop surfaces, and a breakfast bar.





# BRUNTON

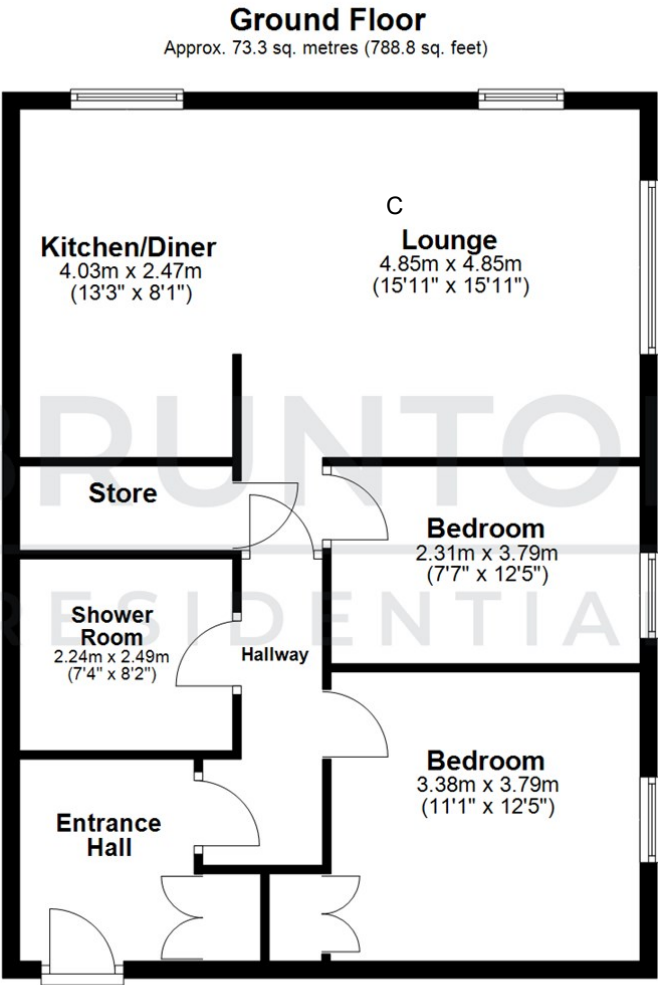
## RESIDENTIAL

TENURE : Leasehold

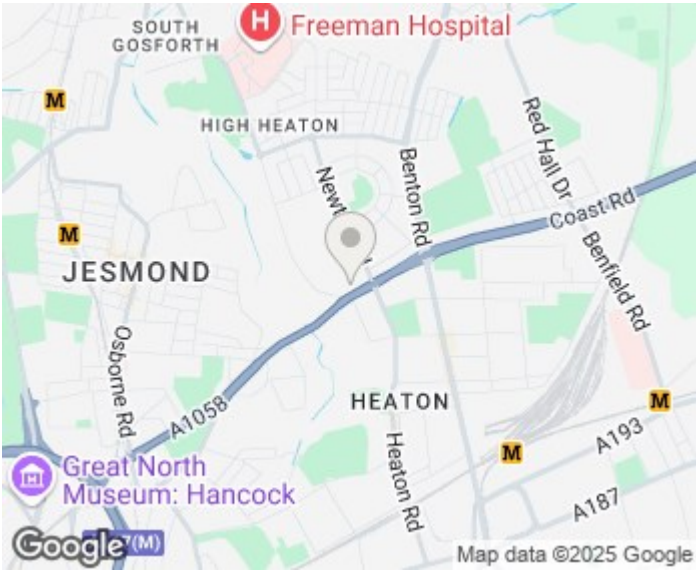
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		